

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Westchester County**

State: **NY**

PJ's Total HOME Allocation Received: **\$27,280,425**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	28			
Program Progress:							
% of Funds Committed	96.99 %	96.86 %	12	96.45 %	55	54	
% of Funds Disbursed	91.68 %	83.03 %	14	87.93 %	60	58	
Leveraging Ratio for Rental Activities	5.88	2.3	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	76.30 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.91 %	70.77 %	11	70.15 %	65	63	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	66.95 %	80.18 %	23	80.67 %	12	14	
% of 0-30% AMI Renters to All Renters***	38.91 %	49.07 %	14	45.30 %	37	37	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.84 %	1	95.32 %	100	100	
Overall Ranking:			In State:	2 / 28	Nationally:	69 68	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$42,772	\$53,358		\$26,635	239 Units	63.10 %	
Homebuyer Unit	\$53,822	\$15,282		\$14,938	134 Units	35.40 %	
Homeowner-Rehab Unit	\$31,939	\$11,919		\$20,675	6 Units	1.60 %	
TBRA Unit	\$0	\$4,927		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westchester County NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$168,744	\$162,205	\$31,939
State:*	\$110,346	\$96,883	\$16,551
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.18

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	57.3	44.8	83.3	0.0	Single/Non-Elderly:	13.8	9.7	0.0	0.0
Black/African American:	25.5	29.1	0.0	0.0	Elderly:	53.6	3.0	100.0	0.0
Asian:	0.8	0.0	0.0	0.0	Related/Single Parent:	17.2	31.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	10.9	42.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.6	13.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.4	3.7	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.4	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	3.0	0.0	0.0					
ETHNICITY:									
Hispanic	15.5	19.4	16.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	59.4	13.4	83.3	0.0	Section 8:	34.7	0.7 [#]		
2 Persons:	18.4	20.9	16.7	0.0	HOME TBRA:	0.0			
3 Persons:	10.0	31.3	0.0	0.0	Other:	7.5			
4 Persons:	7.5	23.1	0.0	0.0	No Assistance:	57.7			
5 Persons:	3.8	6.7	0.0	0.0					
6 Persons:	0.4	3.7	0.0	0.0					
7 Persons:	0.4	0.0	0.0	0.0					
8 or more Persons:	0.0	0.7	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				107

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westchester County

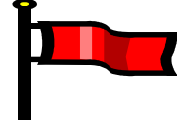
State: NY

Group Rank: 69
 (Percentile)

State Rank: 2 / 28 PJs

Overall Rank: 68
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	79.91	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	66.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.28	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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